NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

You and each of you are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a public hearing on an ordinance to amend the zoning map as adopted by reference in Section 15.02.070, by rezoning property legally described as part of the East 1/2 of Section 7-74-43 and part of the West 1/2 of Section 8-74-43, Pottawattamie County, Iowa, from R-1/Single-Family Residential District and C-2/Commercial District to A-P/Administrative-Professional District, with said property being more particularly described as follows: commencing at the East Quarter corner of said Section 7, thence North 89° 58' 26" West (assumed bearing), along the North line of the Northeast Quarter of the Southeast Quarter of said Section 7, a distance of 120.64 feet to a point on the West line of Highway 375, said point being the true point of beginning; thence Southeasterly, along said West line and along a 114,531.56 foot radius curve to the right, an arc distance of 201.47 feet (said curve has a chord bearing South 38° 04' 39" East and a chord distance of 201.47 feet); thence South 38° 02' 08" East along said West line a distance of 361.44 feet; thence North 89° 59' 18" East, along said West line, a distance of 34.28 feet; thence South 37° 48' 44" East, along said West line, a distance of 1,738.47 feet; thence South 00° 03' 10" West a distance of 647.06 feet to a point on the Northerly line of the former Great Western Railway Company of Iowa Railroad Right of Way, known as the Wabash Trace Nature Trail; thence Northwesterly, along said Northerly line and along a 2,914.79 foot radius curve to the right an arc distance of 825.26 feet (said curve has a chord bearing North 57° 00' 22" West and a chord distance of 822.50 feet); thence North 49° 10' 34" West, along said Northerly line, a distance of 2,333.99 feet to a point on the Southeasterly line of Highway 92; thence North 41° 25' 41" East, along said Southerly line, a distance of 656.12 feet; thence South 64° 13' 06° East a distance of 455.02 feet; thence North 25° 52' 28 West, a distance of 219.99 feet to a point on the North line of the Northeast Quarter of the Southeast Quarter of said Section 7, thence South 89° 58' 26" East, along said North line, a distance of 262.90 feet to the point of beginning **AND** a parcel of land located in part of the NE 1/4 SE 1/4 of Section 7-74-43, Pottawattamie County, Iowa, said parcel being more fully described as follows: Commencing at the East Quarter corner of said Section 7; thence South 89° 25' 00" West along the North line of said Northeast Quarter of the Southeast Quarter a distance of 279.10 feet; thence South 44° 44' 07" West a distance of 99.45 feet to the point of beginning; thence continuing South 44°44'07" West a distance of 93.63 feet; thence South 64° 48' 06" East a distance of 142.85 feet; thence North 26° 27' 20" West a distance of 142.23 feet to the point of beginning, **EXCEPT** a parcel of land located in part of the NE 1/4 SE 1/4 Section 7-74-43, Pottawattamie County, Iowa, said parcel being more fully described as follows: Commencing at the East Quarter corner of said Section 7; thence South 89° 25' 00" West along the North line of said Northeast Quarter of the Southeast Quarter a distance of 279.10 feet to the point of beginning; thence South 44° 44' 07" West a distance of 99.45 feet; thence North 26° 27' 20" West a distance of 77.72 feet to said North line; thence North 89° 25' 00" East along said North line a distance of 104.63 feet to the point of beginning **AND FURTHER EXCEPT** that part Deeded to the City of Council Bluffs for road purposes at Warranty Deed in Book 99, Page 67388 recorded June 30, 1999, in the records of Pottawattamie County, Iowa; **AND** a parcel of land located in the SE 1/4 SW 1/4 of Section 8-74-43, Pottawattamie County, Iowa, said parcel is more particularly described as follows: Commencing at the Southwest corner of said Southeast Quarter of the Southwest Quarter; thence North 0° 00' East, 240.0 feet along the West line of said Southeast Quarter of the Southwest Quarter to the point of beginning; thence continuing North 0° 00' East, 528.6 feet along said West line; thence South 37° 28 1/2' 238.5 East feet; thence South 19° 08' East, 135.5 feet; thence South 21° 58 1/2' West 127.9 feet; thence South 48° 17' West, 76.0 feet; thence South 63° 38' West, 94.8 feet to a point on the West line of said Southeast Quarter of the Southwest Quarter, said point also being the point of beginning, all said property being located in the City of Council Bluffs, Pottawattamie County, Iowa.

You are further notified that the public hearing on said matters will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting held at 7:00 p.m., on the 10th day of August, 2020, in the City Council Chambers, 2nd Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa at which time and place all persons interested in said matter will be given an opportunity to be heard.

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Jodi Quakenbush, City Clerk